

BINGHATTI  
HILLCREST



# Binghatti Hillcrest —

Safety, spaciousness,  
scenery.  
A community in balance.





# A New Geometry of Grounding

Hillcrest offers a thoughtfully designed low-rise residence that feels grounded and calm. Its flowing shape allows ample natural light and opens toward the green spaces of the neighbourhood. With modern design, expansive windows and clean lines, it creates a lifestyle that is more connected to nature. It's a place perfectly balanced between energy and peace.



# The Architecture of Equilibrium

More than ever, there is an imperative for Equilibrium. This is the precise, rare balance between city energy and private stillness. Hillcrest is a place of balance, where the energy of the city meets peaceful calm. Rising above the quiet horizon of Arjan, its gentle curved design stands apart from the straight lines around it.



## ABOUT HILLCREST

Hillcrest is a five-story residence in Arjan, designed around modern, family-focused living. It features over 322 well-planned units. The development is set on a spacious plot that promises both comfort and convenience. It also includes 28 exclusive retail shops on the ground floor.





# Crafted with Precision, Designed to Inspire

Hillcrest is a testament to Binghatti's uncompromising standards of quality and craftsmanship. We embrace energy-efficient building practices and utilise sustainable, high-end materials throughout. Each residence is a reflection of lightness and grace. It's an intentional environmental balance, with enduring value that will define your home for years to come.



An aerial photograph of a city at dusk. In the foreground, a large, modern building with a curved facade and a grid of windows is illuminated from within, casting a warm glow. To its right, another building with a similar grid pattern is partially visible. The city extends into the background, with various other buildings and green spaces. In the far distance, a tall, slender skyscraper with a unique sail-like shape is visible against the hazy sky. The overall atmosphere is calm and sophisticated.

In this city, composure  
reigns supreme.  
The strategic placement of  
self, the calculated stillness.

THIS IS EQUILIBRIUM



# The Art of Quiet Luxury

Step into a life where the pace is measured and the focus is on family. Hillcrest is designed to nurture a quiet confidence. It is an environment in the flow of family life - flourishing and well-lived. Your lifestyle shifts from the rush to the richness of your privacy. The quiet echo of laughter and the gentle rustle of leaves replace the weight of the city.



# Connected to the City, Grounded in Ease

Hillcrest offers effortless connectivity to every corner of Dubai. The location provides quick access to major road networks: Sheikh Mohammed Bin Zayed Road, Shaikh Zayed Road, Umm Suqeim Road and Hessa Street. Key areas such as Dubai Hills, Dubai Science Park and Motor City are minutes away. The area is further well-positioned for future growth, with Metro expansions and infrastructure upgrades enhancing connectivity and property value.





A life ideally connected  
and perfectly contained.  
Measured in its pace,  
Strong in its connections,  
Elegant in its convenience.

# Project Facts

## Property Type

Residential & Retail

## Plot Area

11090.47 SQM/119376.85 SQFT

## Description

B + G + 4 RESIDENTIAL FLOORS + ROOF

## Number of Units

Studio Apt. 180

1-Bed Apt. 138

2-Bed Apt. 04

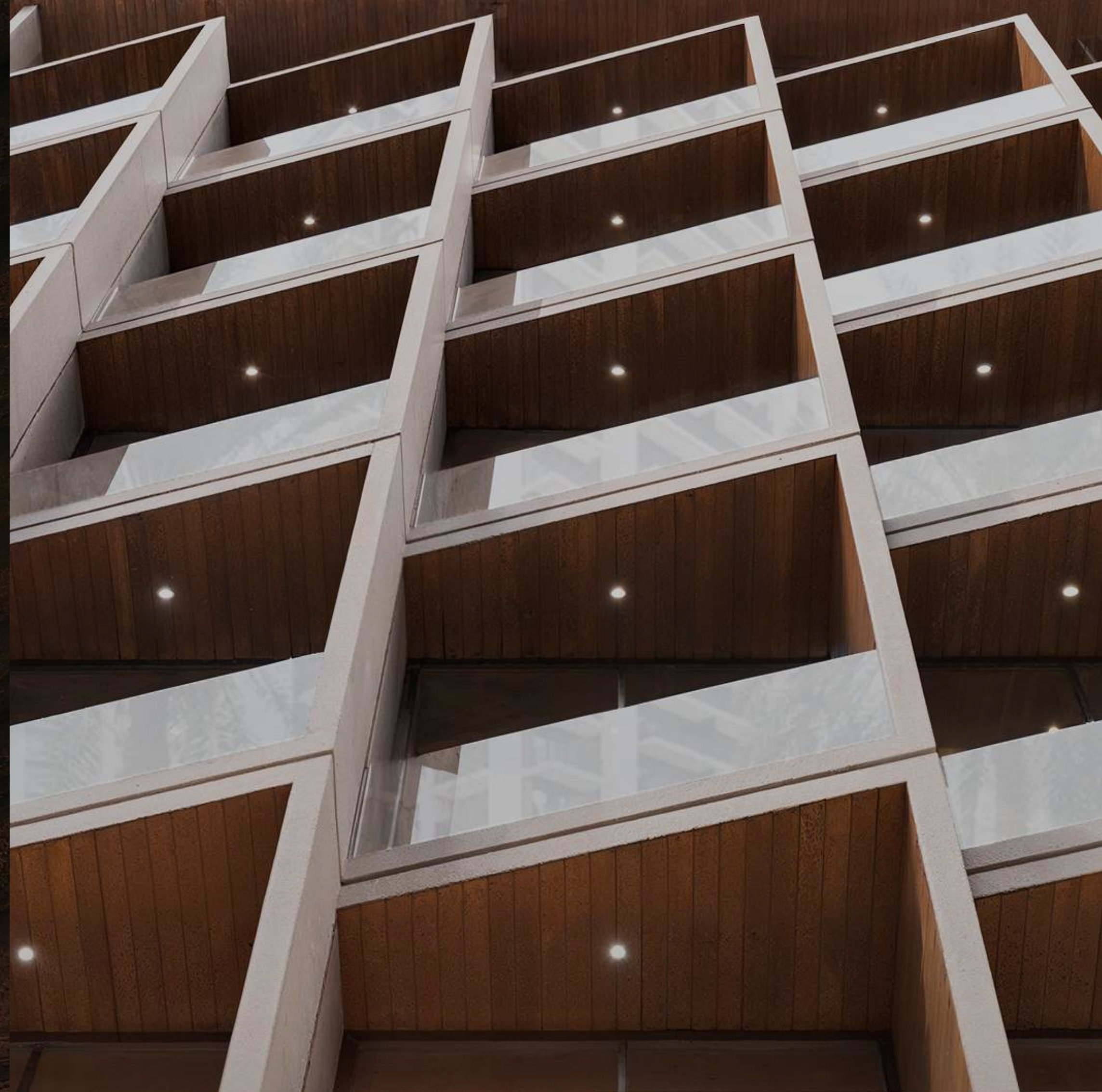
**TOTAL RESIDENTIAL UNITS:** 322

**RETAIL SHOPS (Ground Floor):** 28



# Design Details

The building features a distinct curved facade engineered to maximise natural sunlight and enhance the connection to the surroundings. This low-rise design choice delivers unique exclusivity and sense of community.





Elevated Living,  
— Tailored Excellence.

Embrace a life of unparalleled comfort and convenience. Every need is anticipated through our exclusive concierge services. Binghatti Bespoke services further elevate your living experience, ensuring every detail of your home life is precisely tailored.





بنغازي  
BINGHATH

بنغازي  
BINGHATH



## Amenities



Yoga Area



Adult pool



Kids pool



Jogging Track



Kids play area



Sunken seating



Green Spaces



Seating areas



# Unmatched Materiality, Intelligent Comfort



Residences feature sophisticated interiors with curated finishes and intelligent technology. Every detail, from sustainable, high-end materials to bespoke finishes, ensures a deep sense of sophistication. Smart home features and AI-driven tech provide seamless living and efficiency. This is paired with dedicated safety measures, including 24/7 security and advanced surveillance systems.

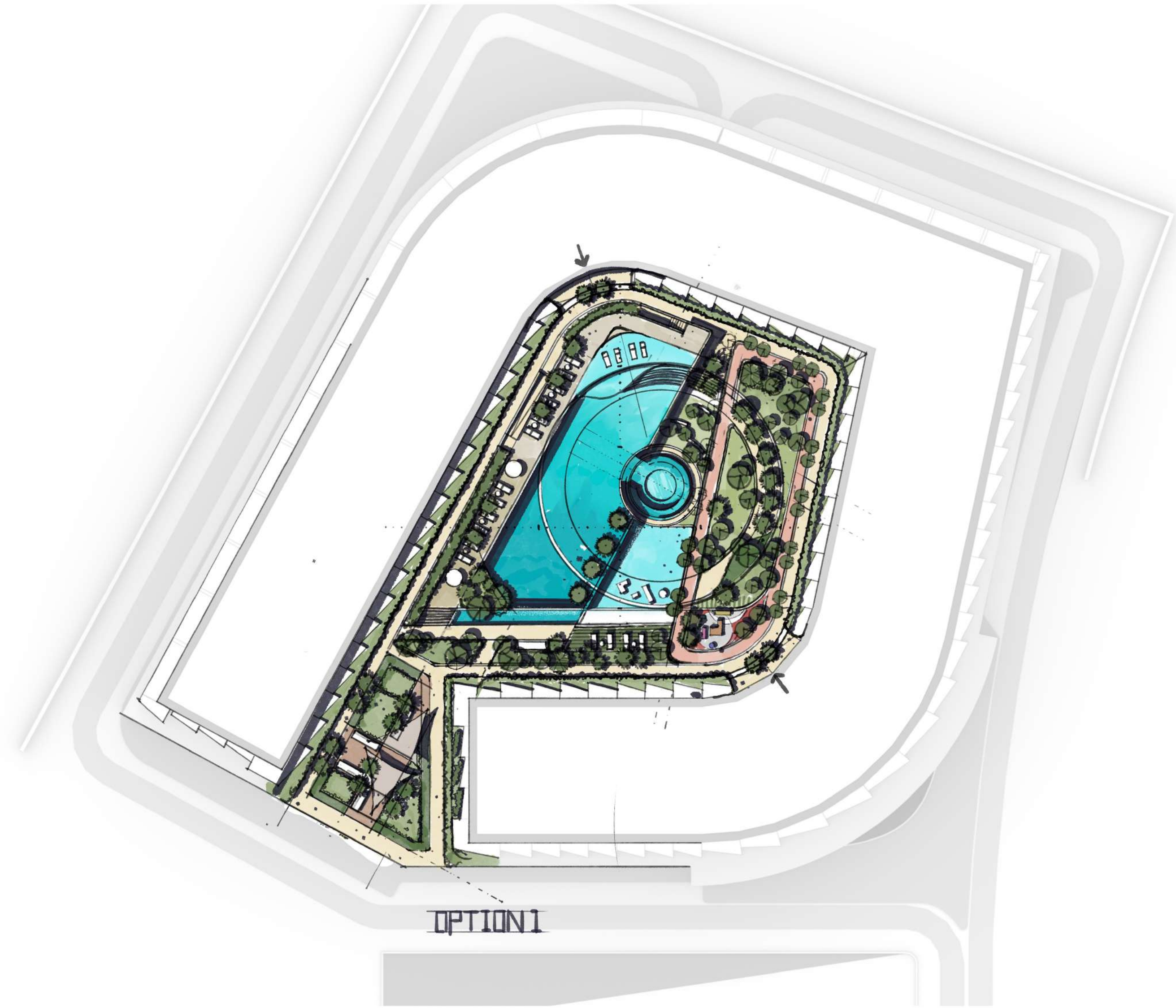
# A World of Family Wellness and Leisure

Hillcrest features a comprehensive range of amenities designed for family wellness and thoughtful leisure. The adult pool and dedicated aquatic areas like the kids pool and aqua joy provide safe, cool fun for even the youngest residents. Childhood flourishes within the creative kids play area. The community offers extensive opportunities for fitness and vitality: A dedicated jogging track, a quiet yoga area and ample green spaces with walkways and benches. The central family sitting zone provides an ideal space for shared, cherished moments.



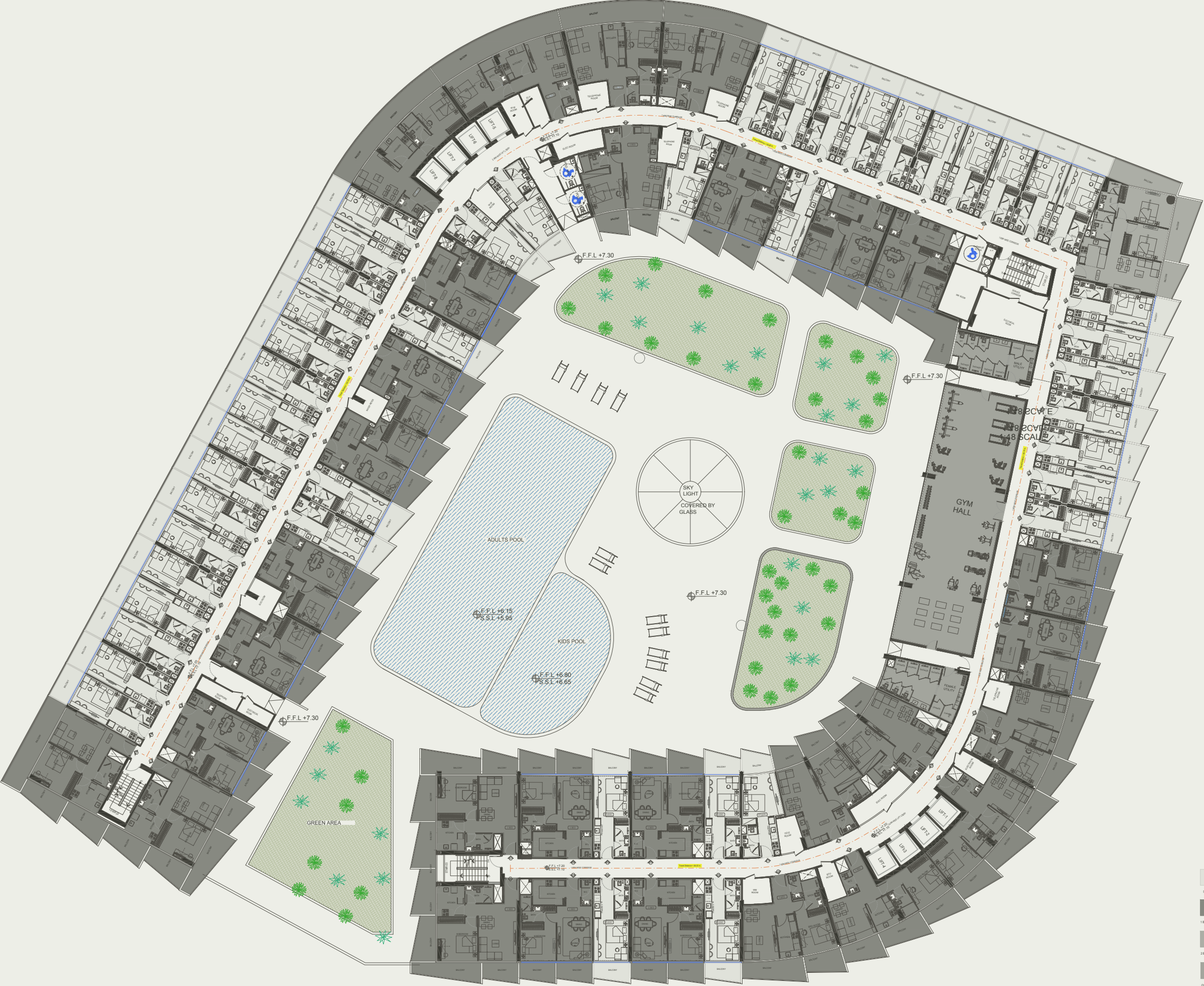
# FLOOR PLAN

# Ground Floor Floor Plan





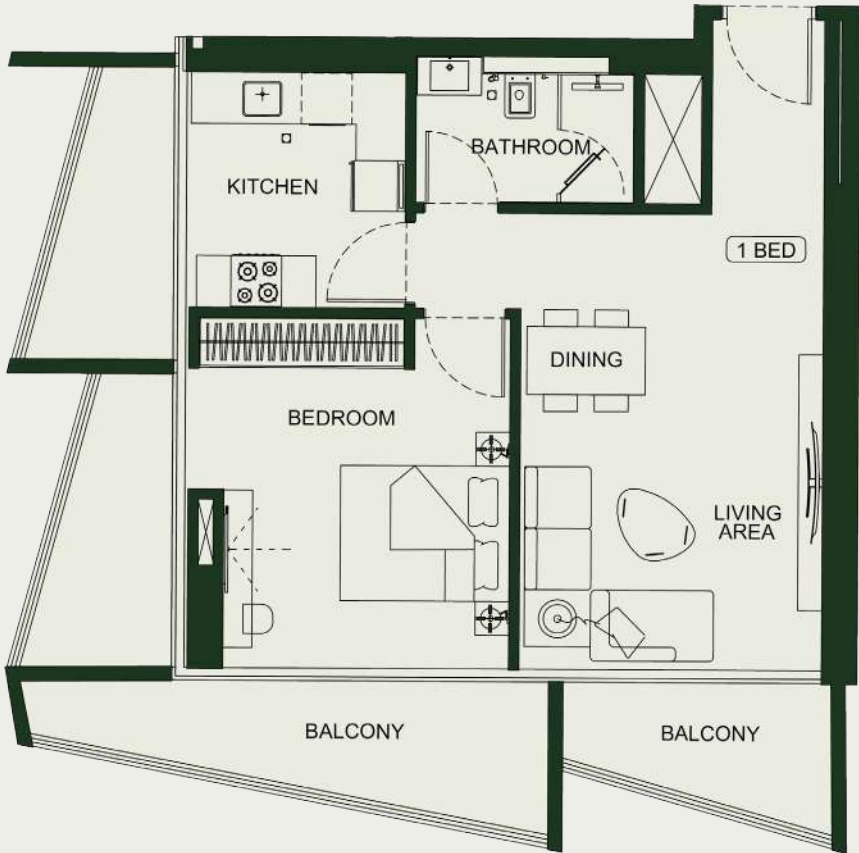
# TYPICAL FLOOR PLAN



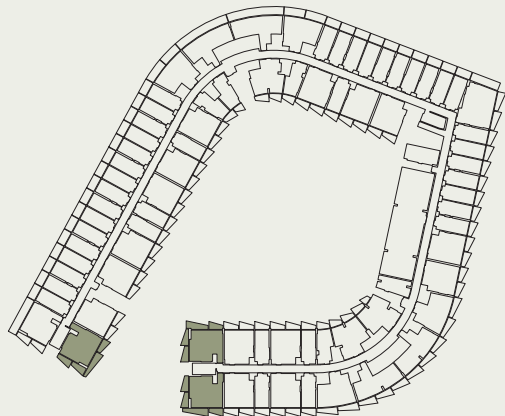
1ST FLOOR PLAN

1 BEDROOM TYPE 01

BINGHATTI - HILLCREST

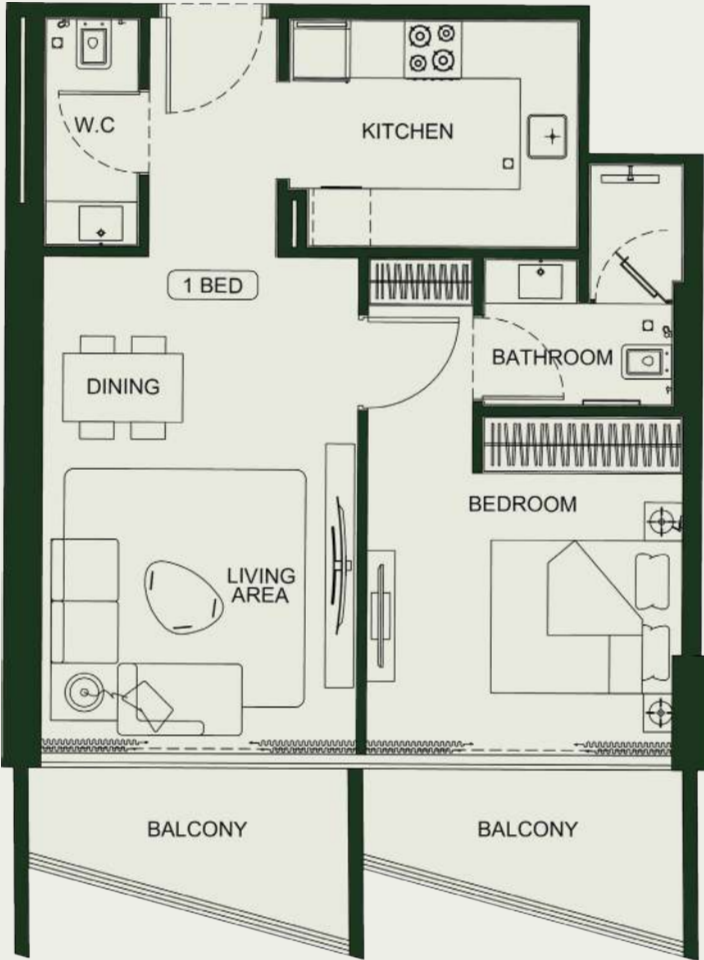


| AREA                   | SQ. M    | SQ. FT  |
|------------------------|----------|---------|
| SUITE AREA             | 54.73 m² | 589 ft² |
| BALCONY AREA           | 12.90 m² | 139 ft² |
| TOTAL UNIT AREA        | 67.63 m² | 728 ft² |
| FLAT DESIGN COMPONENTS |          |         |
| BATHROOM               | 5 m²     | 7 m²    |
| BEDROOM                | 15 m²    | 6 m²    |
| LIVING & DINING        | 15 m²    | 3 m²    |

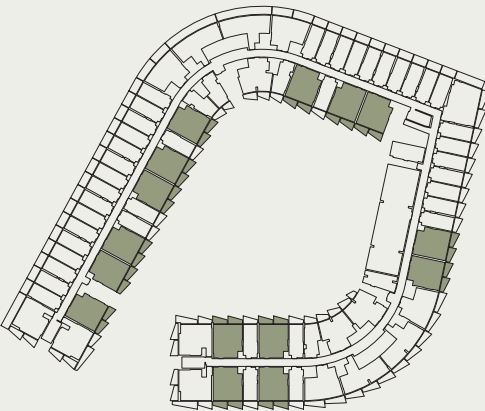


1 BEDROOM TYPE 02

BINGHATTI - HILLCREST



| AREA                   | SQ. M    | SQ. FT  |
|------------------------|----------|---------|
| SUITE AREA             | 53.07 m² | 571 ft² |
| BALCONY AREA           | 11.00 m² | 119 ft² |
| TOTAL UNIT AREA        | 64.07 m² | 690 ft² |
| FLAT DESIGN COMPONENTS |          |         |
| BATHROOM               | 4 m²     | 7 m²    |
| BEDROOM                | 13 m²    | 4 m²    |
| LIVING & DINING        | 17 m²    | 3 m²    |

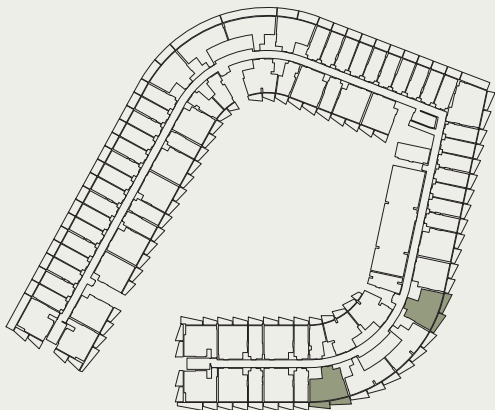


1 BEDROOM TYPE 03

BINGHATTI - HILLCREST



| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 56.47 m <sup>2</sup> | 608 ft <sup>2</sup> |
| BALCONY AREA           | 12.77 m <sup>2</sup> | 137 ft <sup>2</sup> |
| TOTAL UNIT AREA        | 69.24 m <sup>2</sup> | 745 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| BATHROOM               | 4 m <sup>2</sup>     | 8 m <sup>2</sup>    |
| BEDROOM                | 14 m <sup>2</sup>    | 6 m <sup>2</sup>    |
| LIVING & DINING        | 16 m <sup>2</sup>    | 2 m <sup>2</sup>    |
|                        | KITCHEN              |                     |
|                        | CORRIDOR             |                     |
|                        | W.C                  |                     |

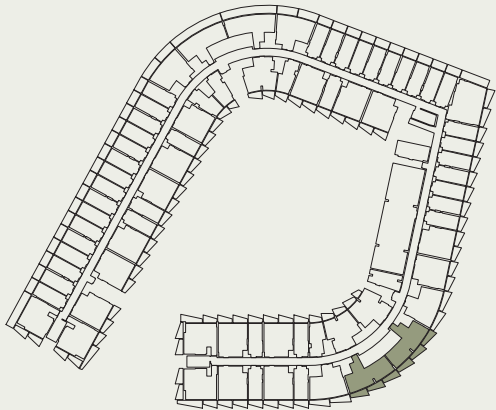


1 BEDROOM TYPE 04

BINGHATTI - HILLCREST

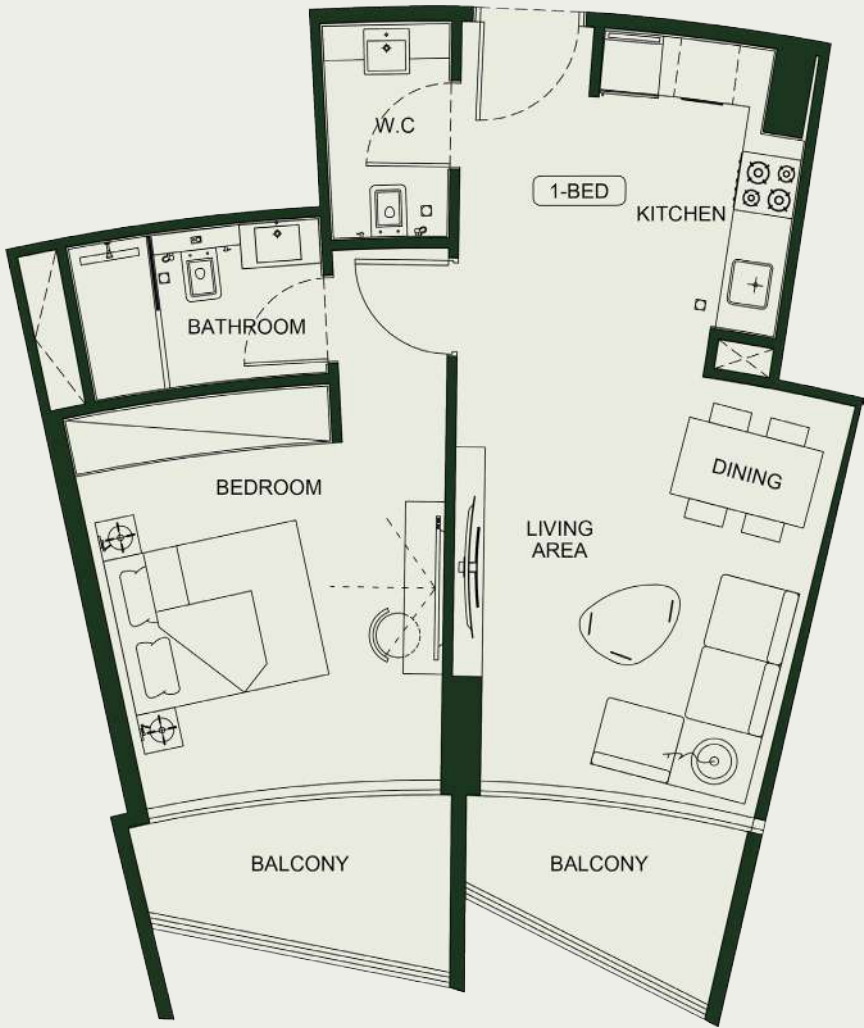


| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 58.24 m <sup>2</sup> | 627 ft <sup>2</sup> |
| BALCONY AREA           | 17.28 m <sup>2</sup> | 186 ft <sup>2</sup> |
| TOTAL UNIT AREA        | 75.52 m <sup>2</sup> | 813 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| BATHROOM               | 4 m <sup>2</sup>     | 7 m <sup>2</sup>    |
| BEDROOM                | 17 m <sup>2</sup>    | 8 m <sup>2</sup>    |
| LIVING & DINING        | 14 m <sup>2</sup>    | 2 m <sup>2</sup>    |
|                        | KITCHEN              |                     |
|                        | CORRIDOR             |                     |
|                        | W.C                  |                     |

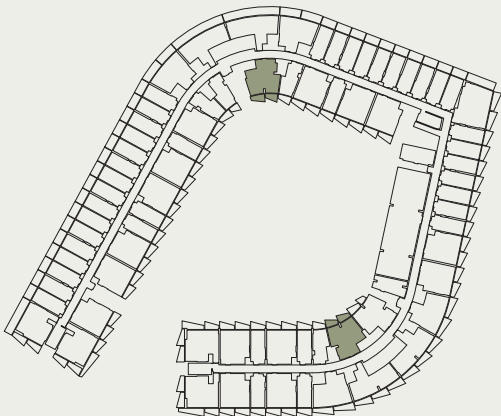


1 BEDROOM TYPE 05

BINGHATTI - HILLCREST



| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 52.98 m <sup>2</sup> | 570 ft <sup>2</sup> |
| BALCONY AREA           | 9.15 m <sup>2</sup>  | 99 ft <sup>2</sup>  |
| TOTAL UNIT AREA        | 62.13 m <sup>2</sup> | 669 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| BATHROOM               | 4 m <sup>2</sup>     | 6 m <sup>2</sup>    |
| BEDROOM                | 16 m <sup>2</sup>    | 5 m <sup>2</sup>    |
| LIVING & DINING        | 15 m <sup>2</sup>    | 3 m <sup>2</sup>    |

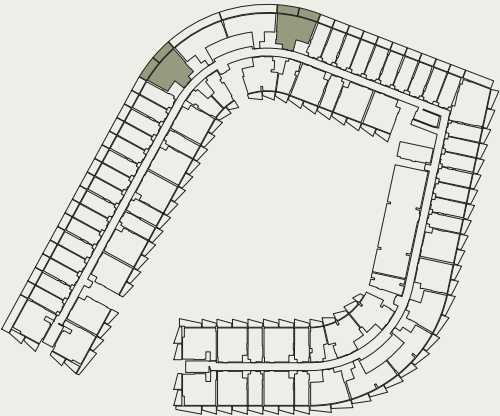


1 BEDROOM TYPE 06

BINGHATTI - HILLCREST

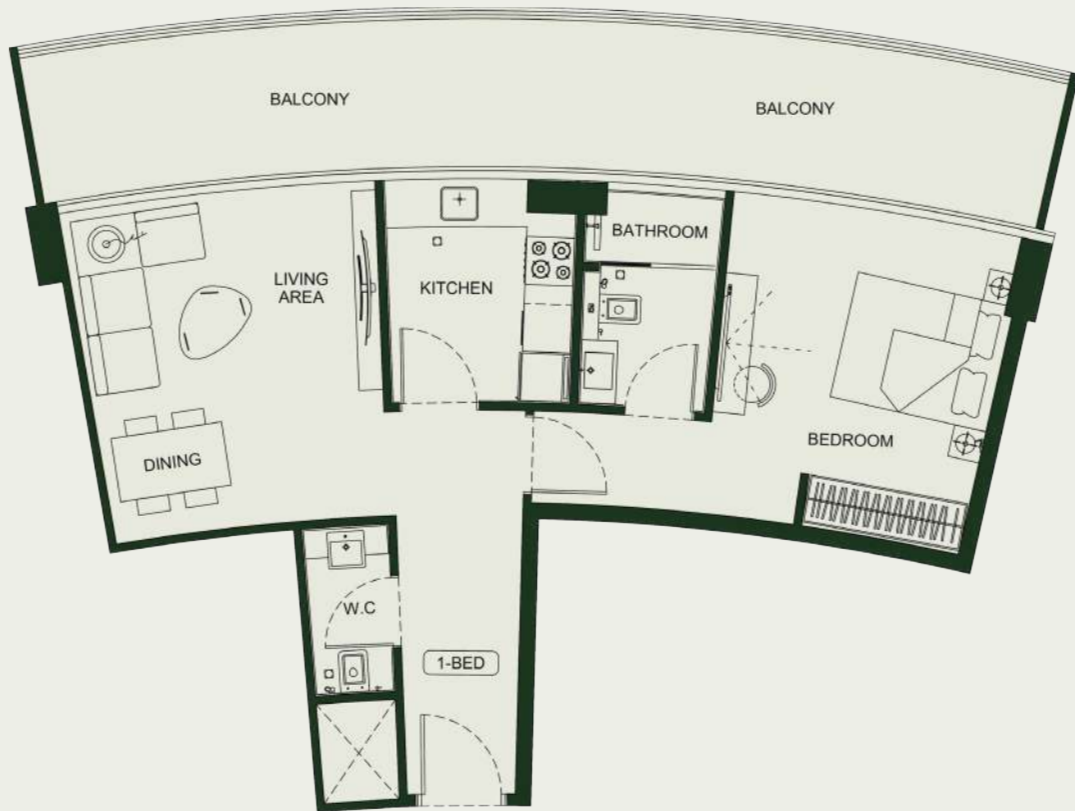


| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 56.36 m <sup>2</sup> | 607 ft <sup>2</sup> |
| BALCONY AREA           | 18.74 m <sup>2</sup> | 201 ft <sup>2</sup> |
| TOTAL UNIT AREA        | 75.10 m <sup>2</sup> | 808 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| BATHROOM               | 4 m <sup>2</sup>     | 8 m <sup>2</sup>    |
| BEDROOM                | 14 m <sup>2</sup>    | 6 m <sup>2</sup>    |
| LIVING & DINING        | 17 m <sup>2</sup>    | 2 m <sup>2</sup>    |

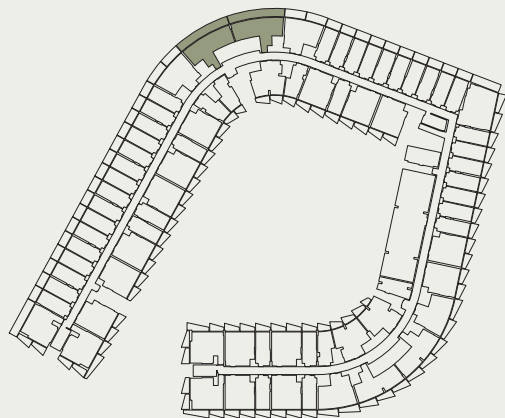


1 BEDROOM TYPE 07

BINGHATTI - HILLCREST

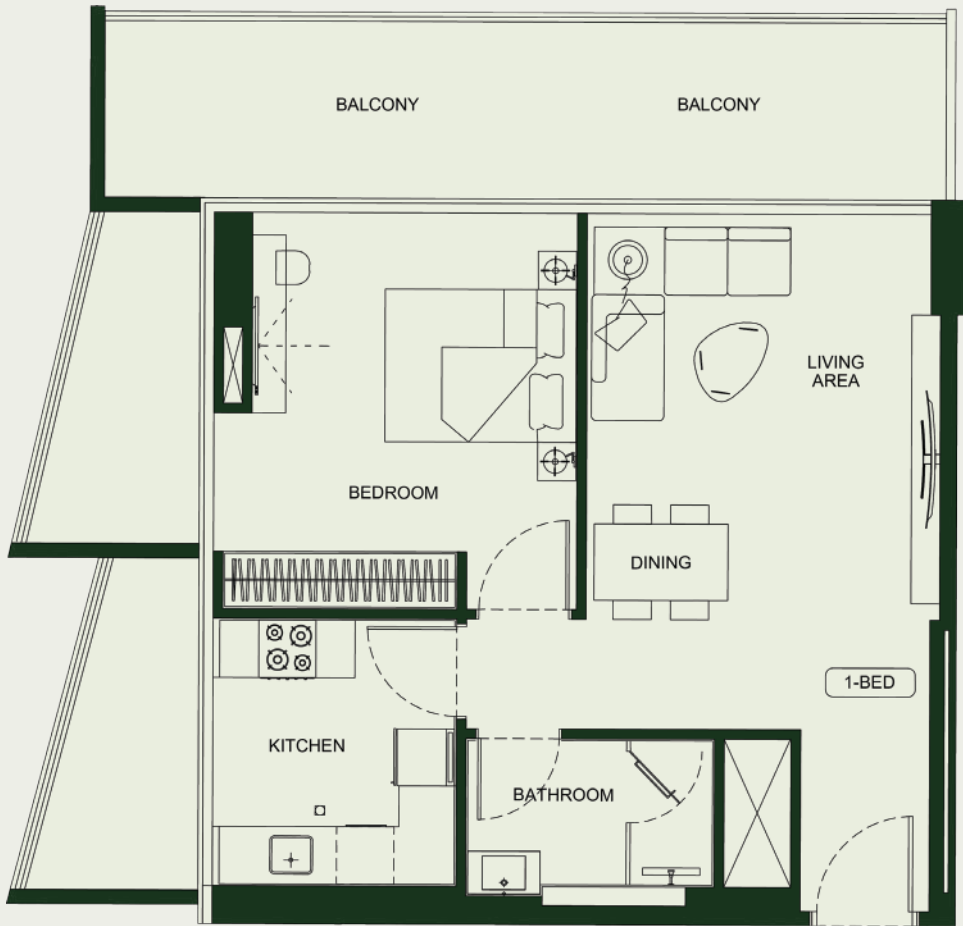


| AREA                   | SQ. M    | SQ. FT  |
|------------------------|----------|---------|
| SUITE AREA             | 59.86 m² | 644 ft² |
| BALCONY AREA           | 24.96 m² | 269 ft² |
| TOTAL UNIT AREA        | 84.82 m² | 913 ft² |
| FLAT DESIGN COMPONENTS |          |         |
| BATHROOM               | 4 m²     | 6 m²    |
| BEDROOM                | 17 m²    | 8 m²    |
| LIVING & DINING        | 16 m²    | 2 m²    |

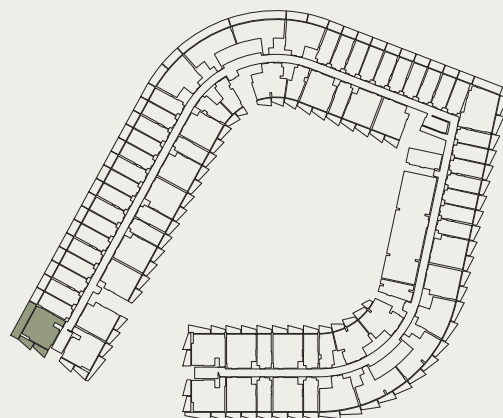


1 BEDROOM TYPE 08

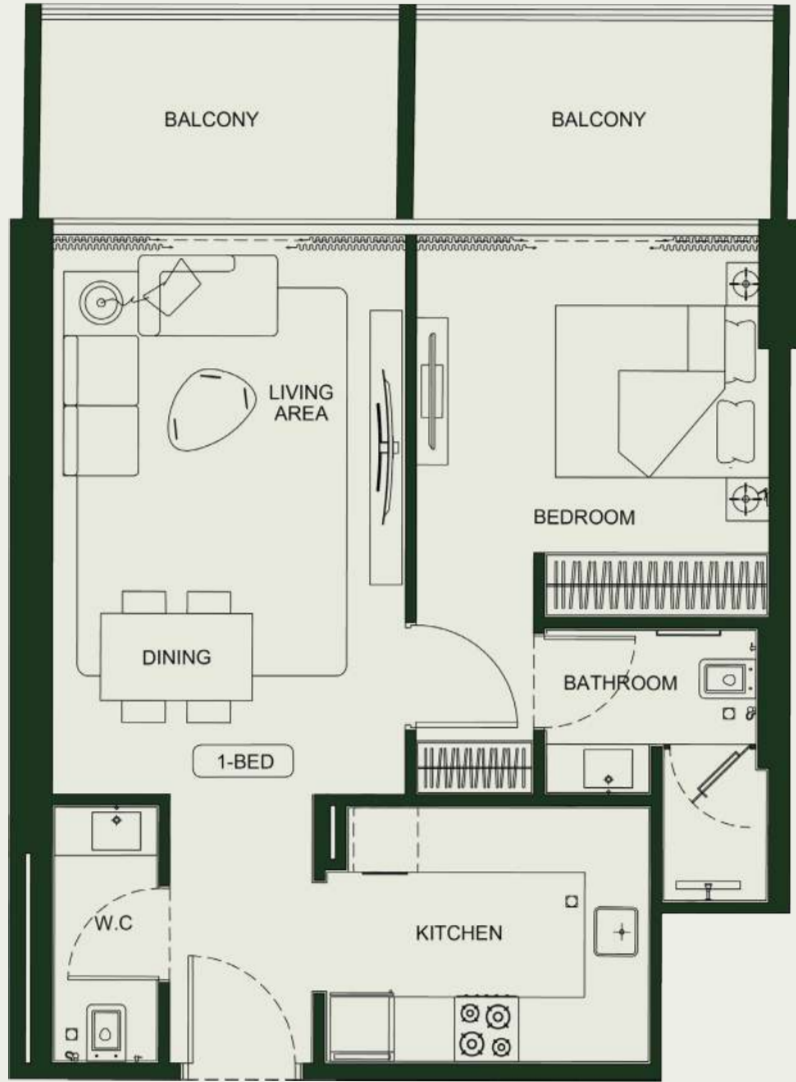
BINGHATTI - HILLCREST



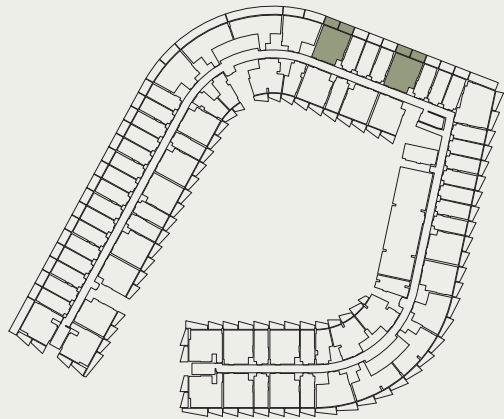
| AREA                   | SQ. M    | SQ. FT  |
|------------------------|----------|---------|
| SUITE AREA             | 54.31 m² | 585 ft² |
| BALCONY AREA           | 17.24 m² | 185 ft² |
| TOTAL UNIT AREA        | 71.55 m² | 770 ft² |
| FLAT DESIGN COMPONENTS |          |         |
| BATHROOM               | 5 m²     | 7 m²    |
| BEDROOM                | 15 m²    | 6 m²    |
| LIVING & DINING        | 16 m²    | 3 m²    |



1 BEDROOM TYPE 09  
BINGHATTI - HILLCREST



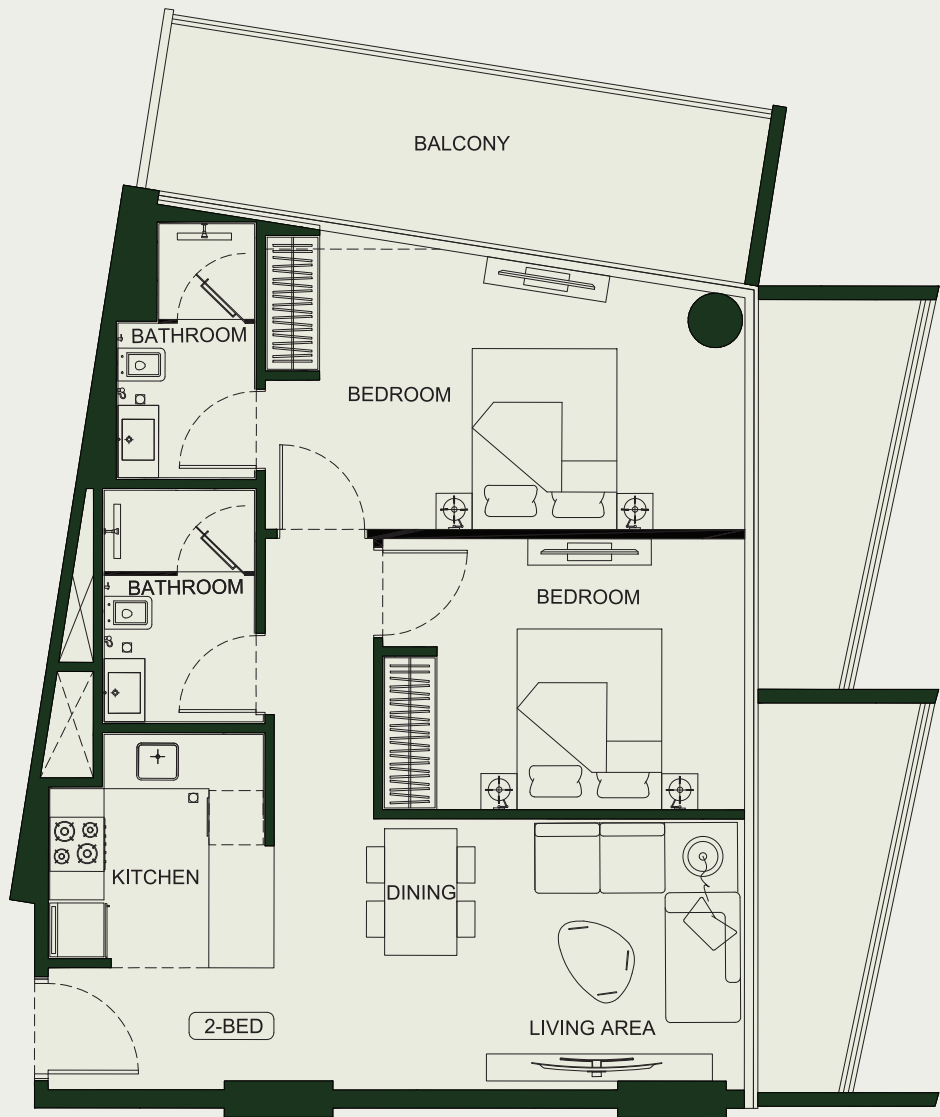
| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 53.2 m <sup>2</sup>  | 573 ft <sup>2</sup> |
| BALCONY AREA           | 13.48 m <sup>2</sup> | 145 ft <sup>2</sup> |
| TOTAL UNIT AREA        | 66.68 m <sup>2</sup> | 718 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| BATHROOM               | 4 m <sup>2</sup>     | 7 m <sup>2</sup>    |
| BEDROOM                | 13 m <sup>2</sup>    | 4 m <sup>2</sup>    |
| LIVING & DINING        | 17 m <sup>2</sup>    | 3 m <sup>2</sup>    |





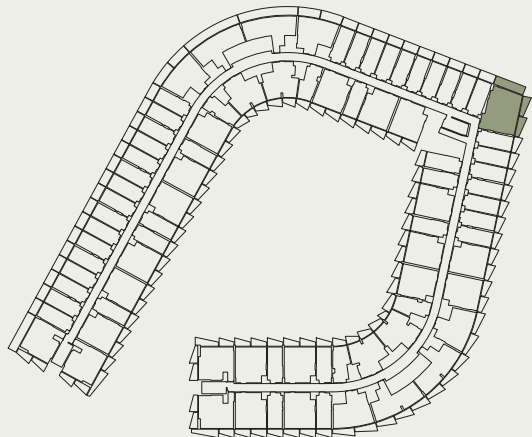
2 BEDROOM TYPE 01

BINGHATTI - HILLCREST



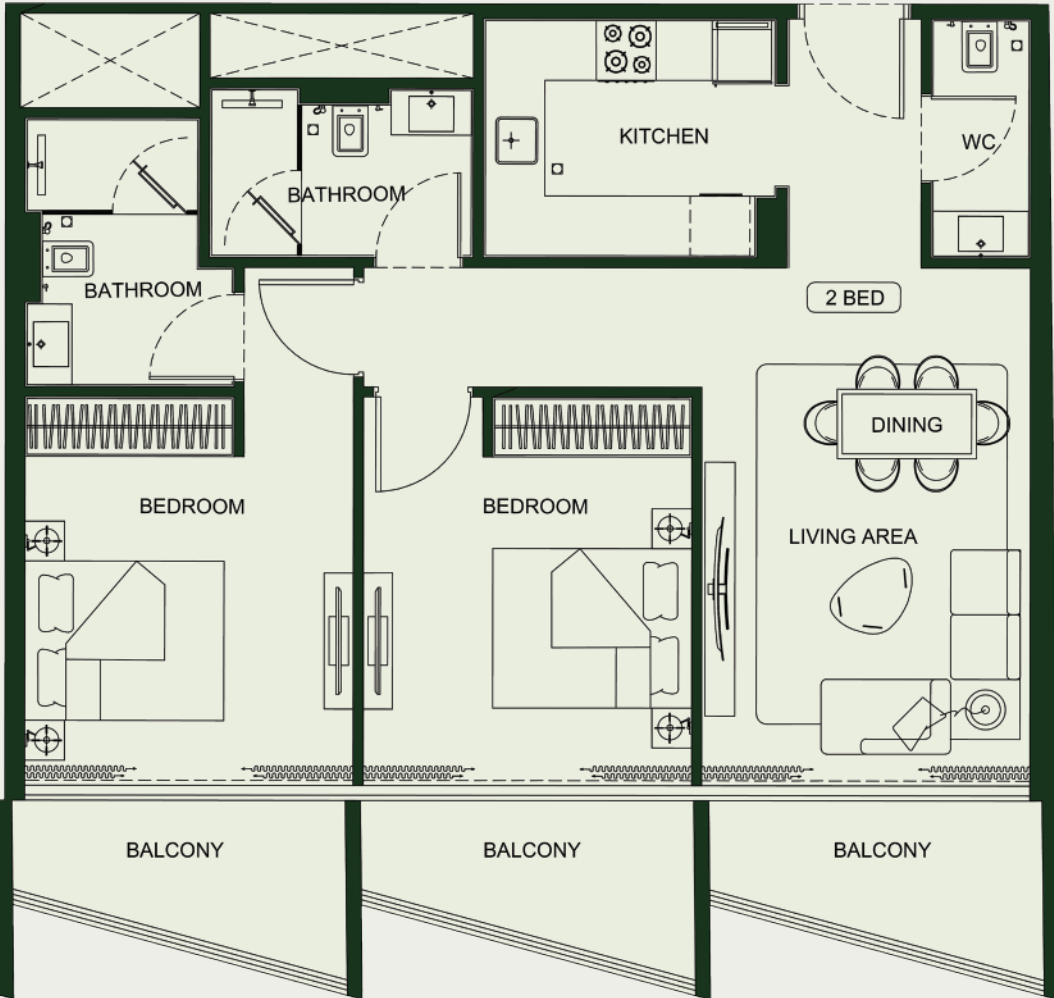
| AREA            | SQ. M    | SQ. FT   |
|-----------------|----------|----------|
| SUITE AREA      | 70.85 m² | 763 ft²  |
| BALCONY AREA    | 24.74 m² | 266 ft²  |
| TOTAL UNIT AREA | 95.59 m² | 1029 ft² |

| FLAT DESIGN COMPONENTS |       |                 |       |
|------------------------|-------|-----------------|-------|
| M. BATHROOM            | 4 m²  | LIVING & DINING | 12 m² |
| M. BEDROOM             | 16 m² | KITCHEN         | 6 m²  |
| BATHROOM               | 5 m²  | CORRIDOR        | 7 m²  |
| BEDROOM                | 12 m² | FOYER           | 3 m²  |



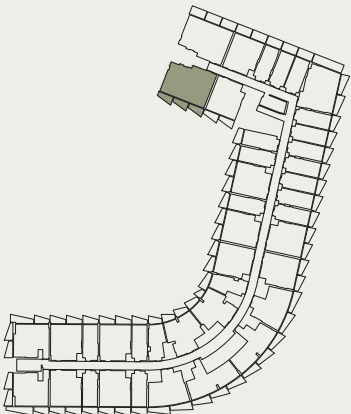
2 BEDROOM TYPE 02

BINGHATTI - HILLCREST

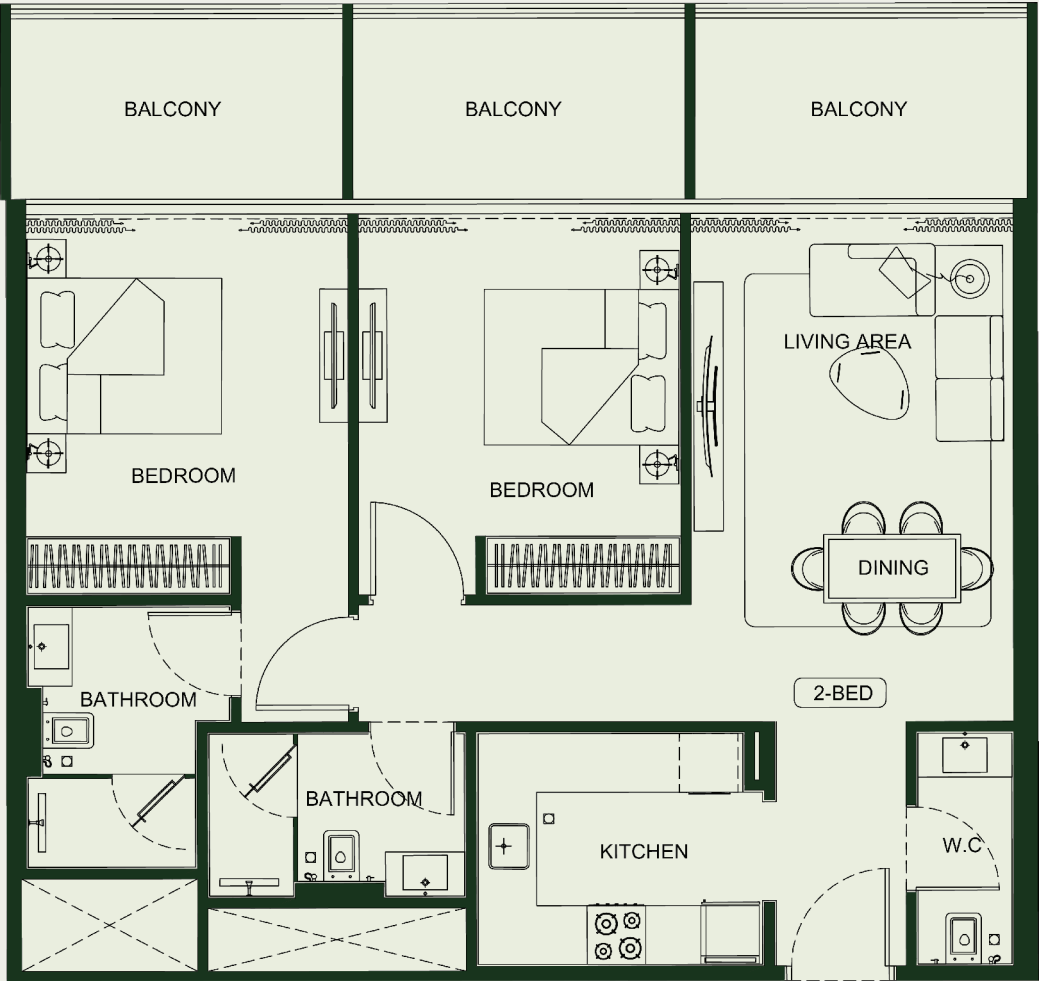


| AREA            | SQ. M     | SQ. FT      |
|-----------------|-----------|-------------|
| SUITE AREA      | 77.12 m²  | 830.11 ft²  |
| BALCONY AREA    | 38.94 m²  | 419.15 ft²  |
| TOTAL UNIT AREA | 116.06 m² | 1249.26 ft² |

| FLAT DESIGN COMPONENTS |       |          |      |
|------------------------|-------|----------|------|
| M. BATHROOM            | 5 m²  | KITCHEN  | 7 m² |
| M. BEDROOM             | 14 m² | FOYER    | 4 m² |
| BATHROOM               | 4 m²  | W.C      | 2 m² |
| BEDROOM                | 13 m² | CORRIDOR | 8 m² |
| LIVING & DINING        | 13 m² |          |      |

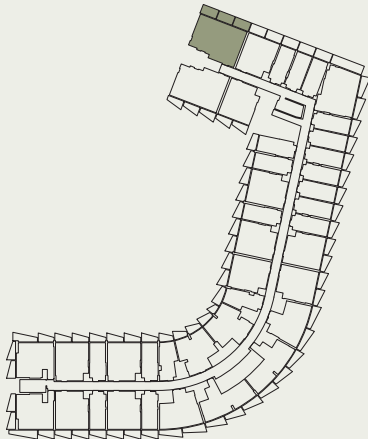


2 BEDROOM TYPE 03  
BINGHATTI - HILLCREST



| AREA            | SQ. M                 | SQ. FT                  |
|-----------------|-----------------------|-------------------------|
| SUITE AREA      | 77.12 m <sup>2</sup>  | 830.11 ft <sup>2</sup>  |
| BALCONY AREA    | 38.94 m <sup>2</sup>  | 419.15 ft <sup>2</sup>  |
| TOTAL UNIT AREA | 116.06 m <sup>2</sup> | 1249.26 ft <sup>2</sup> |

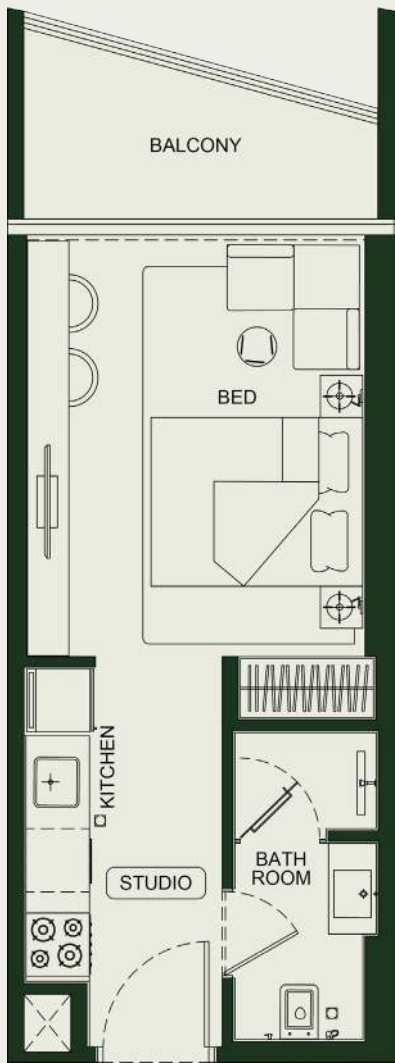
| FLAT DESIGN COMPONENTS |                   |                 |                   |
|------------------------|-------------------|-----------------|-------------------|
| M. BATHROOM            | 5 m <sup>2</sup>  | LIVING & DINING | 13 m <sup>2</sup> |
| M. BEDROOM             | 14 m <sup>2</sup> | KITCHEN         | 7 m <sup>2</sup>  |
| BATHROOM               | 4 m <sup>2</sup>  | CORRIDOR        | 8 m <sup>2</sup>  |
| BEDROOM                | 13 m <sup>2</sup> | FOYER           | 4 m <sup>2</sup>  |
|                        |                   | W.C             | 2 m <sup>2</sup>  |



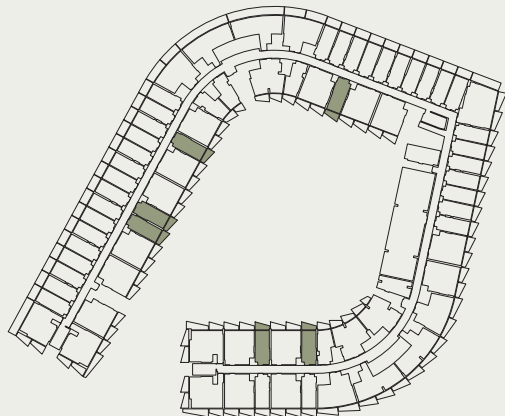


STUDIO TYPE 01

BINGHATTI - HILLCREST

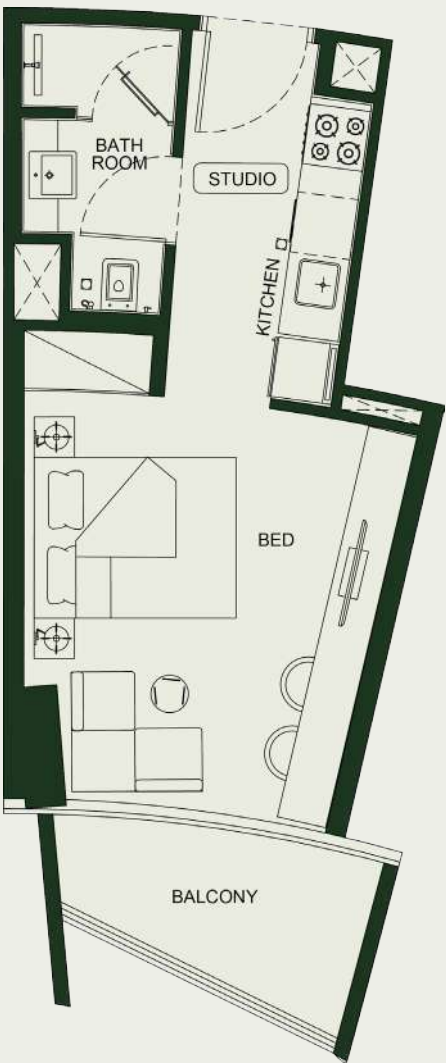


| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 27.2 m <sup>2</sup>  | 293 ft <sup>2</sup> |
| BALCONY AREA           | 5.50 m <sup>2</sup>  | 59 ft <sup>2</sup>  |
| TOTAL UNIT AREA        | 32.70 m <sup>2</sup> | 352 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| STUDIO                 | 14 m <sup>2</sup>    |                     |
| KITCHEN                | 7 m <sup>2</sup>     |                     |
| BATH                   | 4 m <sup>2</sup>     |                     |

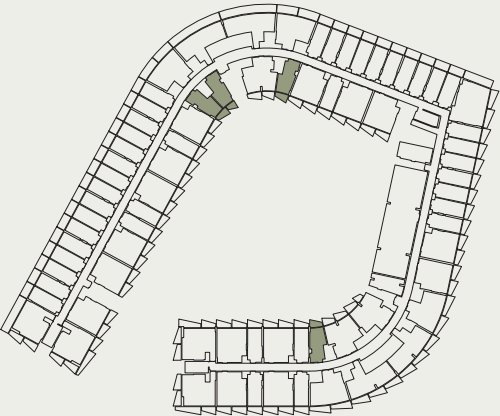


STUDIO TYPE 02

BINGHATTI - HILLCREST

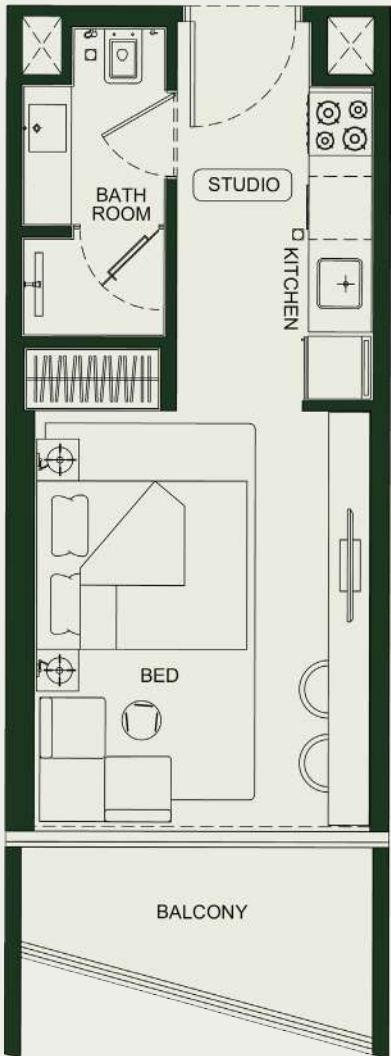


| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 27.62 m <sup>2</sup> | 297 ft <sup>2</sup> |
| BALCONY AREA           | 4.57 m <sup>2</sup>  | 49 ft <sup>2</sup>  |
| TOTAL UNIT AREA        | 32.19 m <sup>2</sup> | 346 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| STUDIO                 | 14 m <sup>2</sup>    |                     |
| KITCHEN                | 6 m <sup>2</sup>     |                     |
| BATH                   | 4 m <sup>2</sup>     |                     |

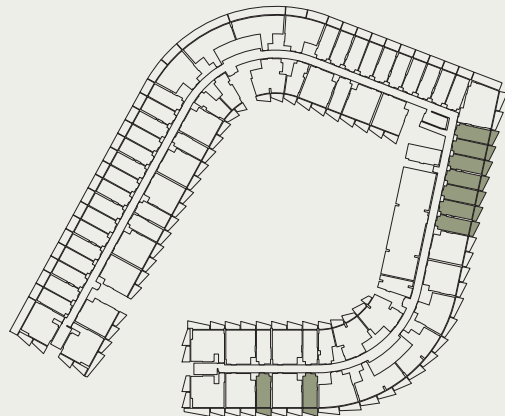


STUDIO TYPE 03

BINGHATTI - HILLCREST

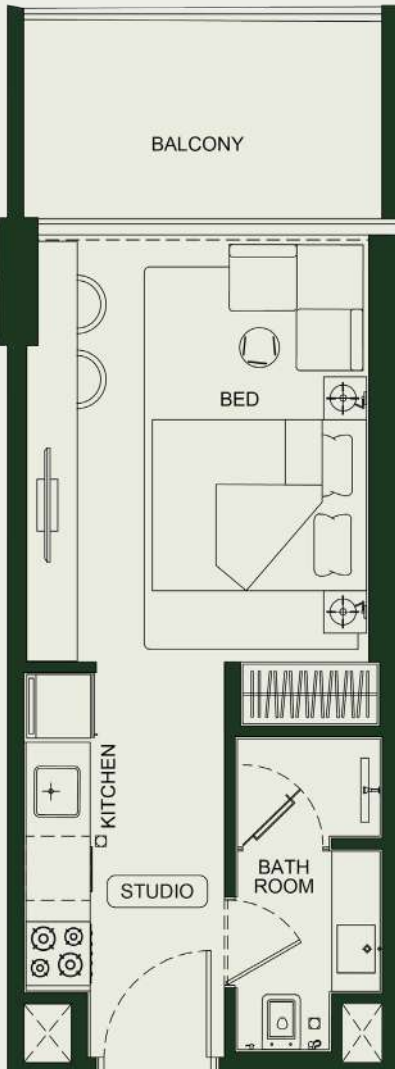


| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 27.22 m <sup>2</sup> | 293 ft <sup>2</sup> |
| BALCONY AREA           | 4.90 m <sup>2</sup>  | 53 ft <sup>2</sup>  |
| TOTAL UNIT AREA        | 32.12 m <sup>2</sup> | 346 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| STUDIO                 | 14 m <sup>2</sup>    |                     |
| KITCHEN                | 7 m <sup>2</sup>     |                     |
| BATH                   | 4 m <sup>2</sup>     |                     |

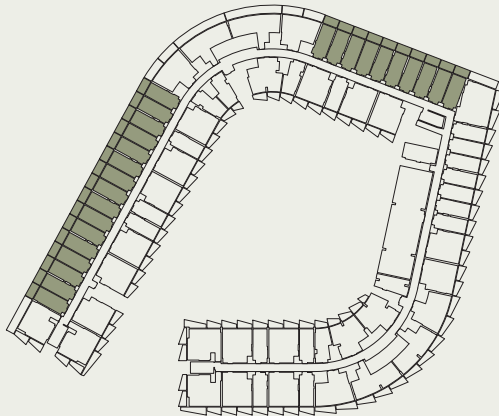


STUDIO TYPE 04

BINGHATTI - HILLCREST



| AREA                   | SQ. M                | SQ. FT              |
|------------------------|----------------------|---------------------|
| SUITE AREA             | 27.17 m <sup>2</sup> | 292 ft <sup>2</sup> |
| BALCONY AREA           | 6.93 m <sup>2</sup>  | 75 ft <sup>2</sup>  |
| TOTAL UNIT AREA        | 34.10 m <sup>2</sup> | 367 ft <sup>2</sup> |
| FLAT DESIGN COMPONENTS |                      |                     |
| STUDIO                 | 14 m <sup>2</sup>    |                     |
| KITCHEN                | 7 m <sup>2</sup>     |                     |
| BATH                   | 4 m <sup>2</sup>     |                     |







B E S P O K E

## Binghatti Style Living Bespoke

EXPERT PROPERTY SERVICES ALL UNDER ONE ROOF



Property  
Management



Unit Resale



Parking Sale



Holiday Homes



Annual  
Maintenance



Furniture  
Packages



Binghatti



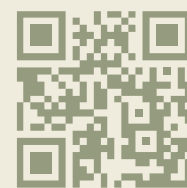
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Binghatti



One Scan All Solution



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